

EXHIBIT A

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Kalaeloa Community Development District
Honolulu, Hawaii 96813

January 9, 2019

Chairperson and Members
Hawaii Community Development Authority
State of Hawaii
Honolulu, Hawaii

HCDA Board Members:

SUBJECT: Shall the Authority Authorize the Executive Director to Release and Expend Capital Improvement Project (CIP) Funding as Appropriated by the 2018 Hawaii State Legislature for the update of the Kalaeloa Community Development District Plan and Rules Kalaeloa, Oahu, Capital Project No. KL01, as Authorized by Act 49, SLH 2017 as amended by Act 53, SLH 2018, Item 5-A24.01 in the Amount not to Exceed \$500,000.00?

SUMMARY:

Submitted for board consideration and approval, is the request to authorize the Executive Director to release and expend the CIP funding for the update of the Kalaeloa Community Development District (Kalaeloa) Plan and Rules in the amount appropriated by the 2018 legislature not to exceed \$500,000.00.

AUTHORITY:

At its September 6, 2017 meeting, the Authority approved the Hawaii Community Development Authority (HCDA) Budget Priorities for 2018, which included the request for \$500,000.00 to update the Kalaeloa Plan and Rules.

Pursuant to Hawaii Revised Statutes (HRS) § 206E-194, (4-8).

(4) The authority may engage in planning, design, and construction activities within and outside of the district; provided that activities outside of the district shall relate to infrastructure development, area-wide drainage improvements, roadways realignments and improvements, business and industrial relocation, and other activities the authority deems necessary to carry out redevelopment of the district and implement this chapter. Studies or coordinating activities may be undertaken by the authority in conjunction with the county and appropriate state agencies and may address facility systems, industrial relocation, and other activities;

(5) Planning, replanning, rehabilitation, development, redevelopment, and other preparation for reuse of Barbers Point Naval Air Station under this chapter are public uses and purposes for which public money may be spent and private property acquired;

(6) Hawaiian archaeological, historic, and cultural sites shall be preserved and protected. Endangered species of flora and fauna and significant military facilities shall be preserved to the extent feasible;

(7) Land use and redevelopment activities within the district shall be coordinated with and to the extent possible complement existing county and state policies, plans, and programs affecting the district; and

(8) Public facilities within the district shall be planned, located, and developed to support the redevelopment policies established by this chapter for the district, the reuse plan approved by the governor, and rules adopted pursuant to this chapter.

BACKGROUND:

Since the adoption of the Kalaeloa Community Development District Master Plan (KMP) in 2006 and the adoption of the Hawaii Administrative Rules, Title 15, Chapter 215, entitled Kalaeloa Community Development District Rules in 2012 the following significant changes have occurred:

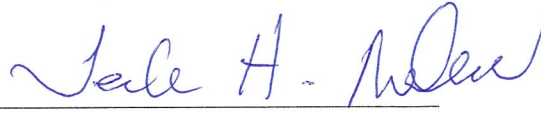
- Major regional development and infrastructure projects have been completed i.e. the completion of Kualaka`i and Kapolei Parkways, the widening of Geiger Road, the development of the Ka Makana Ali`i Shopping Center Phase I, the development of the KROC Center and Costco;
- The U.S. Navy (Navy) has conveyed an estimated 300 acres to State and private land ownership, and the Navy anticipates the conveyances of another 500 acres to be conveyed by the end of 2019;
- Over 100 acres formerly known as Marine Corp Air Station Ewa Field (Ewa Field) is considered a site of a significant battle event. Ewa Field is now on the National Register of Historical Places; and
- The ownership of Enterprise Avenue and Franklin Delano Roosevelt west of Enterprise Avenue is now owned by the HCDA.

In addition to the significant changes listed, market trends, county subdivision requirements, traffic shifts and other regional developments warrant the need for an updated analysis of the current Kalaeloa Plan and Rules.

RECOMMENDATION:

HCDA staff recommends that the Authority authorize the Executive Director to release and expend CIP funding as appropriated by the 2018 Hawaii State Legislature for the update of the Kalaeloa Community Development District Plan and Rules Kalaeloa, Oahu, Capital Project No. KL01, as Authorized by Act 49, SLH 2017 as amended by Act 53, SLH 2018, Item 5-A24.01 in the Amount not to Exceed \$500,000.00?

Respectfully submitted,



Tesha H. Malama
Kalaeloa Director of Planning and Development

APPROVED FOR SUBMITTAL:



Aedward O. Los Banos, Executive Director
Hawaii Community Development Authority